

Frankfort Architectural Review Board

August 21, 2007

Members Present: Roger Stapleton
Charles Booe
Donald Perry
Andy Casebier

Members Absent: John Downs

There being a quorum, the meeting proceeded.

The first item of business was approval of the July 17, 2007 minutes. Mr. Booe made a motion to approve the minutes. The motion was seconded by Mr. Perry and carried unanimously.

The next item of business was a request from Save the Grand Theatre for 1) a Certificate of Appropriateness to renovate the first floor façade of 308 St. Clair Street, remove the former storefront at 310 West Main Street and replace with masonry and construct a 2,450 square foot addition in the rear of 310 West Main Street; 2) a setback determination for the rear of 312 West Main Street; 3) an amendment to an ARB condition for access through plywood doors on the 310 West Main Street façade after July 1st, 2007; 4) a variance to allow a replica of a 1941 sign board which covers approximately 14% of the facade area on the West Main Street elevation; 5) a variance to exceed the allowable lot coverage; 6) a Certificate of Appropriateness to allow the demolition of a rear addition to the Hendricks Building at 312 West Main Street; and 7) a height determination for the new addition (approximately 52 feet tall) at the rear of 312 West Main Street, zoned "CB" Central Business District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. Ms. DeRosa stated that the property is located downtown in the "CB" zone district and consist of three properties, 308 St. Clair and 310-312 West Main. The changes to the St. Clair façade are stream line modern style, first floor changes only, the changes on West Main Street include the removal of plywood doors and replacement with brick, a new sign, a handicap ramp in front of 312 West Main and an addition to the rear of the Hendricks building at 312 West Main which would allow for circulation access from the Grand Theater. She mentioned that the applicant has filed a consolidation plat with the city to consolidate the properties. Ms. DeRosa went over a slide presentation that included slides of the site line drawings. Ms. DeRosa stated that the drawings had been prepared assuming the person was 6' tall. It was determined that the roof equipment was not visible from any of the street elevations. She stated that the existing concrete block wall at the Madison Street elevation is proposed to be covered with new brick and extend across the new circulation building, the proposed brick height is approximately 14'. Ms. DeRosa stated that another part of the application is to modify a condition that was granted relating to the plywood doors; the demolition of the rear portion of the Hendricks building; a sign that is proposed to cover approximately 14% of the façade; and a request for a 98% lot coverage. Concerning

the Certificate of Appropriateness for 308 St. Clair, 310 West Main and the handicap ramp for 312 West Main, staff recommends approval with the conditions noted in the staff report. Concerning the Certificate of Appropriateness for the addition at 312 West Main, staff recommends denial based on the height, scale, and analysis of the criteria within the staff report. Concerning the Setback and Height Determination staff recommends approval. Concerning the modification to the ARB condition, staff recommends approval with the conditions noted in the staff report. Concerning the demolition staff recommends approval with the conditions noted in the staff report. Concerning the variance for lot coverage staff recommends approval, concerning the variance at 310 West Main Street for a wall sign staff recommends denial however, should the ARB make positive findings they recommend the conditions from the staff report be adopted.

Bill Cull with Save the Grand Theater was present and stated that the plans for this project are currently being reviewed by the state. He went on to say that he believes there are four items to be addressed. The first item was the height issue, he stated that this is a historic building that is 46' tall and in order to comply with OSHA, they need to increase the height to 51' and it will not be visible from the Main Street elevation. The second item was the signage, he stated that in 1941 they converted from a small theater to a large theater with a large sign and they simply want to replicate the sign. He mentioned that they realize the sign is larger but they believe this will help them better market the theater. The third item of concern was the 14' brick wall and the brick next to the city garage. He doesn't believe they should be asked to do brick that portion especially due to the fact that the garage may be demolished at a later date. The fourth item he addressed was the wood doors on the West Main Street elevation. He stated that they intend to start construction in November and they plan to use this area to access the theater and make the planned changes, he stated that he would like this to say that upon completion, the wood doors will be replaced with brick.

The applicant's architect Steve Brown was present and stated that this is the sole surviving theater in downtown Frankfort and they want to restore it so that it can be used to its fullest potential. Mr. Brown gave a history of the building and what they plan to use it for now, he also showed the various color schemes that could be used, he stated there will be 418 seats and when the building is fully occupied with staff and patrons the theater could have 507 people in there at one time. He stated they are looking forward to getting started and that they appreciate the board's consideration.

Mr. Casebier asked if they could use a roof hatch instead of a stair tower. Mr. Brown replied that the stairs stop one floor down and if they used a roof hatch, they would have to use a ladder to access the roof. Mr. Booe asked if they had problems with any of the other conditions. Mr. Brown mentioned the gap between the new brick wall and the time frame issue for the wood doors on West Main Street. He stated that they will need to access the building via those wooden doors during the construction stage and they plan to brick that wall and place a sign there after construction is complete. Mr. Casebier asked what form of public construction barrier they intend to use since they will need access at that point. Mr. Brown replied that they would probably use an 8' chain link fence with gate and that there would be no overhead tunnel.

After discussion, Mr. Casebier made a motion to approved the Certificate of Appropriateness for 308 St. Clair and 310 West Main and a handicap ramp for 312 West Main with conditions 2 thru 6 as outlined in the staff report. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Perry made a motion to approve the height of 52' and a 0' setback. The motion was seconded by Mr. Booe and carried with Mr. Stapleton, Mr. Booe and Mr. Perry voting in favor.

Mr. Perry made a motion to approve the Certificate of Appropriateness for 312 West Main with the conditions listed in the staff report, modifying condition number 2 by adding "where access is available as determined by staff and shall be affective as a condition until the project is complete." The motion was seconded by Mr. Booe and carried with Mr. Stapleton, Mr. Booe, and Mr. Perry voting in favor.

Mr. Casebier made a recommendation that they approve the request for the modification to the ARB condition as follows: 1) Prior to the issuance of a building permit, the applicant shall have an encroachment permit approved by the City of Frankfort Publbic Works Agency for the proposed construction staging that is planned on West Main Street. The staging area is to be administratively approved by staff in all aspects; 2) The applicant shall work with PWA and make the construction barrier opaque. The motion was seconded by Mr. Perry and carried unanimously.

Mr. Casebier made a motion to approve the Certificate of Appropriateness to allow the demolition to the rear of the building at 312 West Main Street. The motion was seconded by Mr. Perry and carried unanimously.

Mr. Perry made a motion to approve the lot coverage variance request to allow 98% lot coverage. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Casebier made a motion to approve the variance for the sign at 310 West Main Street, including that if the sign is internally illuminated it will require approval from the Planning Commission and strike condition number 2 that requires the sign to be turned off at the same time as the theater Marquee sign. The motion was seconded by Mr. Perry and carried unanimously.

Mr. Perry made a motion to adjourn. The motion was seconded by Mr. Stapleton, the motion carried unanimously.